

The Nelson Farm

Located West of Dixon Near Woodland Shores

Rock Island Rd to Railway Rd to Woodland Shores

Nelson Township

Lee County, Illinois

Real Estate Taxes for 2019 = \$1342.10

(Parcel is part of a larger parcel with building. Taxes should be reduced considerably once the parcel split is complete)

2021 Crop Year Lease Free

25.57 Total Acres - Nearly ALL Tilliable

Surety P.I. 115.4

Priced at \$150,000 / \$5,867 per acre

Predominant Soil Types:

Warsaw Loam



Eric Bird, Managing Broker

1688 Brandywine Lane

Dixon, IL 61021

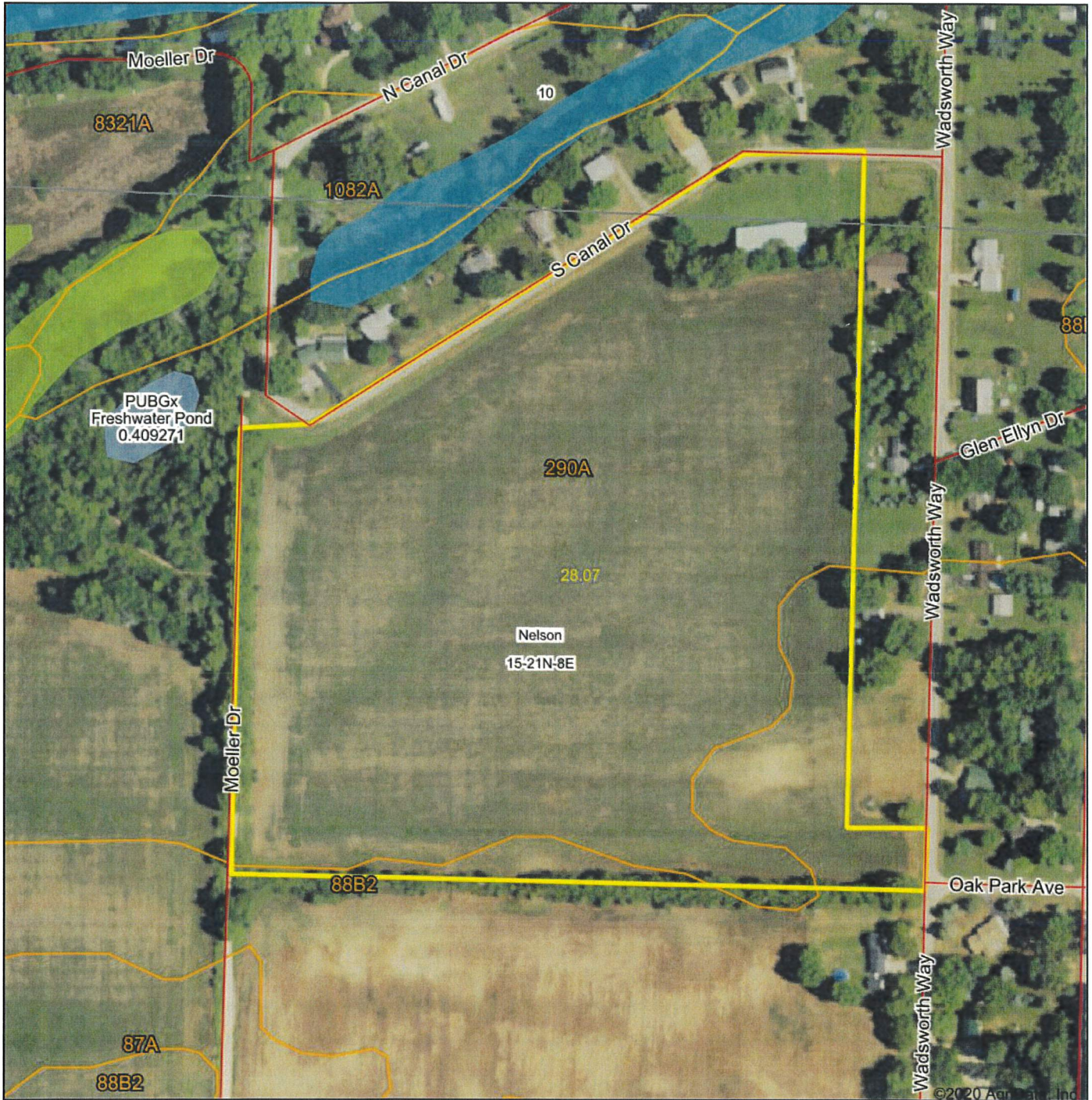
815-288-0998 Phone

815-284-0298 Fax

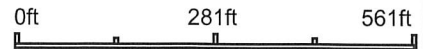
815-973-6768 Cell

ericbird2004@yahoo.com

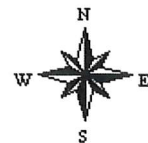
Aerial Map



Map Center: 41° 48' 51.28, -89° 33' 57.36



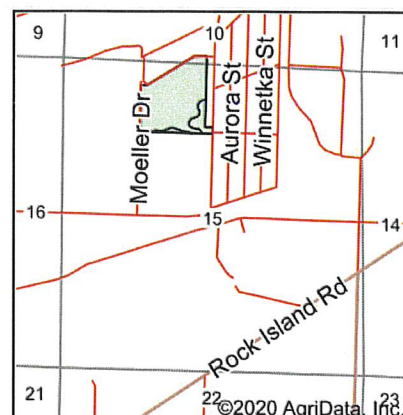
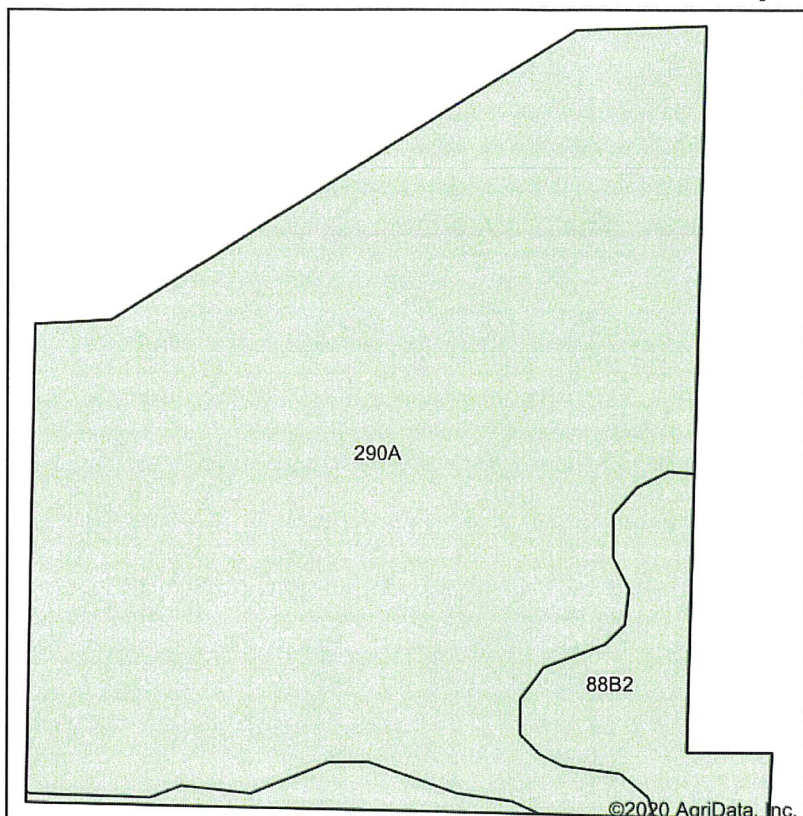
15-21N-8E
Lee County
Illinois



9/9/2020



Soils Map



State: **Illinois**
 County: **Lee**
 Location: **15-21N-8E**
 Township: **Nelson**
 Acres: **28.07**
 Date: **9/9/2020**



Soils data provided by USDA and NRCS.

Area Symbol: IL103, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Crop productivity index for optimum management
290A	Warsaw loam, 0 to 2 percent slopes	24.88	88.6%	155.5	161	52	64	119
**88B2	Sparta loamy sand, Illinois till plain, 2 to 6 percent slopes, eroded	3.19	11.4%	**87	**113	**39	**48	**87
Weighted Average					155.5	50.5	62.2	115.4

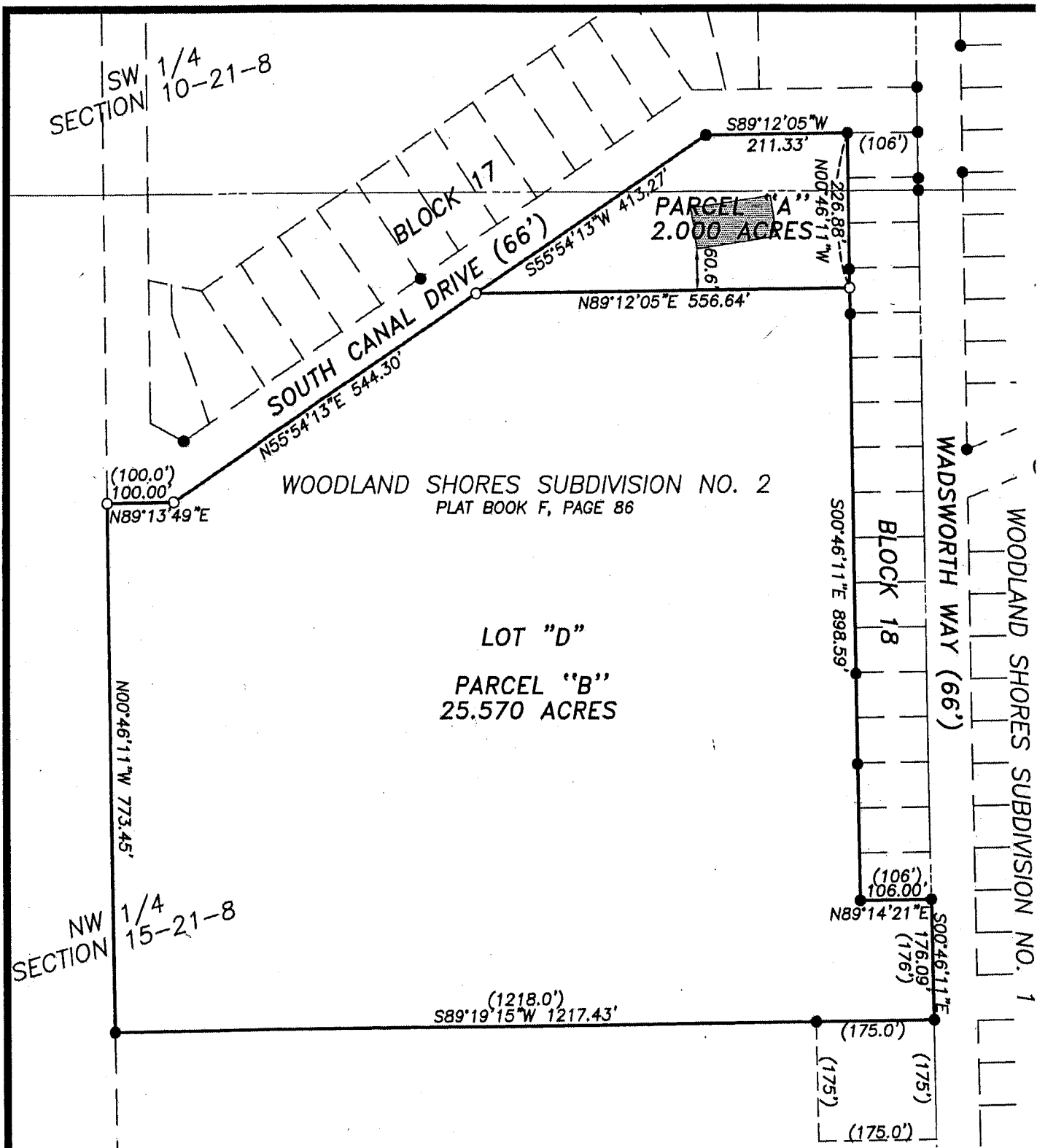
Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811
 Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:
<http://soilproductivity.nres.illinois.edu/>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

SW 1/4
SECTION 10-21-8

NW 1/4
SECTION 15-21-8



WOODLAND SHORES SUBDIVISION NO. 2
PLAT BOOK F, PAGE 86

LOT "D"
PARCEL "B"
25.570 ACRES

PARCEL "A"
2.000 ACRES

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